

## BREDON PARISH COUNCIL

The Minutes of Bredon Parish Council Meeting held at Bredon Village Hall on Monday 8<sup>th</sup> March 2010 at 7.15pm.

Present: Cllr's Mrs Wenham, Ms Allen, Mrs Whiting, Mr Rhodes, Mr Handy, Mr Verrechia, Mr Brown (Chairman), Mr Darby, Mr Frampton, and Mr Masters.

In Attendance Ms Shields (Clerk), Mr R Sly and Cllr Hardman (County and District).

Mr Sly expressed his concern, echoed by other parishioners, to the council regarding the lack of advertisement of the recent Site Allocation exhibition (see below) held in the village hall.

The Council responded that the event had been advertised by Wychavon in the Evesham Journal, the February 2010 edition of the 'Wychavon' which is delivered to every household and leaflets explaining the exhibition had been placed in Drapers and Queensmead Stores. The parish council had displayed the leaflet in the three notice boards plus Kinsham and Bredons Hardwick bus shelters and had asked Wychavon for more leaflets for the shop, church and two public houses. Individual councillors had also sent round emails to friends and neighbours alerting them of the event.

### South Worcestershire Joint Core Strategy: Housing Site Allocation Exhibition

We are part of the West Midlands Region, and the Regional Assembly has prepared a strategy indicating where future development should go. This is called the Regional Spatial Strategy. This proposes that 24,500 new dwellings together with associated development need to be built in South Worcestershire during the next 16 years. The three local authorities of Malvern Hills, Worcester City and Wychavon have joined together to plan where this growth should go. This is called the South Worcestershire Joint Core Strategy (SWJCS). The SWJCS has reached a Preferred Options stage (September 2008) which highlighted some potential areas for development (the Parish Council made a detailed response to the Preferred Options in October 2008). In respect of Wychavon District 9,100 new dwellings together with associated employment and infrastructure are required for the period 2006 to 2026. You may obtain more information by telephoning the SWJCS team on 01905 722 233, or by looking at the website - [www.swjcs.org](http://www.swjcs.org).

The SWJCS envisages that the majority of development will be adjacent to the main towns. However, some will be shared out among the more 'sustainable' villages (those with the most 'key services' and the best public transport links). Villages have been placed in one of five categories, with development being targeted at the higher categories in the following amounts: Category 1 Villages - 70-100 houses; Category 2 Villages - 30-50; and village clusters ( i.e. a group of lower category villages which between them provide a range of services) 30-40 houses. These numbers come with a 'health warning' that they are subject to change.

Bredon, because of its key services (junior school, Post Office/shop, doctor's surgery, village hall, employment opportunities) is one of the highest ranking Category 1 villages. It is therefore likely to have to provide between 70 and 100 new homes during the next 16 years. Bredon's Norton, Bredon's Hardwick, Westmancote and Kinsham are all in the bottom two categories and are unlikely to see any significant new development. Neighbouring villages, like Kemerton, Eckington, Overbury and Beckford have provisionally been placed in Category 2.

Wychavon is now consulting on where the most suitable sites for development should be within villages. They have produced a Site Allocations and Policies Plan, setting out various possible sites that have been suggested in and around villages. This was exhibited at Bredon Village Hall on 5 March, **and is being repeated at Beckford Village Hall on 23 March (1:30-7:30 pm)**. At this exhibition residents will have the chance to discuss the sites with Wychavon planning officers and to put forward alternatives.

Residents are also being urged to comment in writing on the proposed Site Allocations in and around Bredon. They can do this by completing a Questionnaire. This is available at the Beckford exhibition, and online at:

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[http://www.swjcs.org/site\\_allocations/villages/questionnaire%20for%20villages%20for%202010.pdf](http://www.swjcs.org/site_allocations/villages/questionnaire%20for%20villages%20for%202010.pdf). The Parish Council will also place a printable version of it on our website ([www.bredonparishcouncil.org.uk](http://www.bredonparishcouncil.org.uk)).

**The Parish Council is in the process of preparing its own response to the consultation. As soon as this is finalised it will be placed on our website for residents to view. We also aim to publish a list of the key points to make, for those who want to make effective responses, but who are short of time. Completed Questionnaires will need to be returned by 30 April.**

Many people are asking what difference a change of Government would make to the picture. There is no clear answer to this. The Conservatives have pledged to abolish Regional Spatial Strategies. However, it is uncertain what this would mean in practice. The existing Wychavon Local Plan expires in 2011, and planners will be under pressure to replace it. Even if Regional and Core strategies were abolished, much of the work that has gone into preparing them over the last three years would need to be carried forward into a new local planning framework.

### Mitton Bank

Alarming, the map accompanying the exhibition includes a large strategic (urban) site between Bredon's Hardwick and Mitton, known as Mitton Bank. This site is large enough for more than 2000 new houses, and if it were developed, it would effectively merge Bredon with Tewkesbury. Although Mitton Bank does not strictly fall under the village Site Allocations consultation it would be worth residents taking this opportunity to let Wychavon planning officers know their views.

#### **1. Apologies for Absence.**

Apologies were received and accepted from Cllrs Mr Hardy and Mr Jenkins.

#### **2. Declaration of Interests.**

No declarations were received.

#### **3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 8<sup>th</sup> February 2010.**

The minutes were approved and signed as a true record.

#### **4. Correspondence For Information.**

The council had signed the land transfer documents for the sale of the Jubilee Land.

The works in Dock Lane where complete, " *Extensive investigations revealed an old highway drain running from outside 'Stonehaven' across the carriageway and connecting in to the large culvert under the wharf car park area. We were able to utilise this and it seems to have prevented any water egress in the carriageway. We have also installed two new gully / access points either side of the road on the newly discovered system There will still be some water that runs in the channel from 'Springbank' and the drainage pipes on the side of the raised footway area but this now runs to the new gully outside 'Stonehaven'. Due to the nature of springs in the area we can not 100% guarantee that further water egress will not occur but our works should now ensure that any water is carried away from the highway and avoid any safety issues with freezing etc. All works in the verge areas have been reinstated with topsoil and seeded and we have filled some potholes on the wharf car park area.*" 'on your behalf' as part of the accommodation works."

Mr Adrian Darby is concerned that he was not consulted, as landowner, on the inclusion of site '12-02' (between Queensmead and Mayville) in the 'Strategic Housing Land Availability Assessment' (SHLAA). He would like it to be recorded that he is opposed to the development of this site. The council agreed to participate in the Wychavon games for 2010.

As the result of a question from a parishioner, the council endorsed that in planning the council respond as a whole and individual councillors' views are not made public.

The council agreed that parts of the playing field would not be sold to individual clubs, as the aim of the council is to put all the land in trust.

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The Chairman will respond to a recent E Mail, sent to the chairman, concerning the lack of advertisement of the swjcs by the parish council.

### 5. Invoices to Be Paid.

Bar Wages, Village Hall Manager and Clerks salary.

BT £67.79, Wickstead £52.88, Lengthsman £330.00, C W Hygiene £70.50, renovate £500.84, Environment Agency £50.00.

### 6. Progress Reports for Information.

a) Clerk. (enclosed)

b) Playing Field Support Group.

'Terms of Reference' are to be drawn up for the group.

c) Bredon Community Hall Management Group.

Due to resignation of Mrs A Crowther the Clerk will advertise the vacancy on the notice board in the hall. If no one comes forward than the position will be advertised in the parish. The bar prices and the managers salary is still under review. The maintenance group had identified various items for immediate repair.

d) Bredons Norton Village Hall.

e) Lengthsman.

f) Clerks' Finance Working Group.

The council has retrospectively registered for VAT. The Clerk and Cllr Frampton had a meeting with a VAT officer to ensure the council was interpreting the rules correctly. The council will amend the Financial Regulations at the annual review in May to include certain payments by direct debit.

Grass cutting to increase from £579.27 to £608.23 plus VAT per cut.

g) County and District Councillor.

The county is putting £8m into its capitol budget for flooding as not all priority ones' have been addressed. The footpath from Bredon to Kinsham will be recommended for repair under the 'Footpath Improvement Scheme'.

Potholes, about 140 are reported daily and by working Saturdays, highways are trying to get on top of the problem, but we still have a lot to do and it helps if they are reported via the phone line or the internet as soon as possible.

h) Bredon Hill Conservation Group.

This Group comprises a representative from each of the nine parish councils around Bredon Hill. Its purpose is the liaison between councils in order to oppose unwelcome local development. The Group is funded by subscriptions from each of the member councils. It met for the first time in 18 months on 5 March. From that meeting it became clear that the Group is not functioning according to its constitution. The secretary has not arranged meetings within the specified period. Agendas and minutes fall short of the minimum standard for a publicly-funded body. The secretary has responded to planning applications on behalf of the Group without seeking the approval of members. He has not responded to the Strategy consultations as requested.

The Parish Council unanimously agreed that its continued participation in the Group should be dependent on its proper functioning. The Council may seek advice from CALC or Wychavon District Council to facilitate this.

i) Parish Plan.

The Village Design Statement group are having a meeting this week.

j) Highways Issues.

k) Motorway Noise.

Cllr Darby has received a number of comments from residents affected by this problem. He will contact the Highways Agency & other bodies with a view to initiating a noise abatement programme for Bredon and Northway.

### 7. Planning.

#### For Consultation

- a) W/09/01590/LB Wells Farm, Lower Lane, Kinsham. Retention of internal works to listed building including replacement of two fireplaces on the ground floor, replacement of one staircase from the snug to first floor, insertion of two en-suites on first floor. Internal works to utility area comprising two replacement doors and floor and en-suite/staircase/kitchen in the annexe

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We share the comments of the Wychavon Conservation officer; it is too late after the event to be subjective and would have welcomed the opportunity to comment prior to the work taking place. Recommend approval on this occasion but stress the need for more timely applications in future.

- b) W/10/00266/PP 10 St Giles Road, Bredon. Erection of a two storey rear extension. Erection of a side porch. Erection of a rear conservatory. Recommend approval
- c) W/10/00382/PP The Gables, Tewkesbury Road, Bredons Hardwick. Single storey extension to side & rear of existing kitchen. Recommend approval.
- d) HRN/10/002 Hedgerow Request. Recommend approval  
recommend approval

### Amended Plans

W/09/02897/PP Dovecote House, Rectory Lane, Bredons Hardwick. Recommend approval

### Refused by Wychavon

W/09/01714/PP Kirklands, Main Road, Bredon, Tewkesbury. Erection of Carport and extension to store

### Approved by Wychavon

W/09/02999/PP Meadow Hill, Eckington Road, Bredons Norton, Tewkesbury. Loft Conversion with dormers to left and right elevations.

Cllr's Rhodes and Darby will respond to comments concerning the council's comments to two planning applications.

Cllr Darby, will prepare a first draft of the Council's response to the SWJCS 'Site Allocations & Policies Plan', for discussion and approval.

### **8. To Discuss The LEADER Contract.**

The Parish Council warmly welcomes the LEADER grant offer, but notes that the contract irrevocably commits the Council to unaffordable expenditure if other funds cannot be raised. This could expose the Council to financial commitments which it is unable to meet. Cllr Rhodes proposed, Cllr Handy seconded, and it was unanimously agreed that the amount of the LEADER grant be revised downwards, in line with match funding that can be firmly secured.

### **9. To Discuss The Play Builder Grant Application.**

The Council warmly welcomes the Playbuilder grant offer. It was unanimously agreed that the Council will be the 'accountable body', subject to contract.

### **10. To Discuss 'Village Hall' Or 'Community Hall'.**

Due to time deferred to the next meeting.

### **11. To Discuss The Recent Report On The Playground.**

Due to time deferred to the next meeting.

### **12. To Discuss The Grazing Agreement For Glebe Field.**

The council agreed to offer the agreement to Mr Jones for a further year.

### **13. To Consider the Purchase of Litter Bins for Bredon Dock.**

The council agreed to purchase one large solid bin with 50% funding from Wychavon.

### **14. To Discuss Clerks Contract.**

Due to time deferred to the next meeting.

### **15. Items For Future Agenda.**

Bredons Norton Village Hall Committee funding, Bredon Lawn Tennis Club lease renewal, Youth Club funding, Parish paths Partnership Scheme.

### **16. Date of Next Meeting.**

Monday 12<sup>th</sup> April.